MINUTES



Joint Special Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, May 28, 2014 ● 2:00 PM

Reno City Council Chamber, One East First St, Reno, NV 89501

Robert A. Cashell, Sr., Mayor

Council Members:

Ward 1 – Jenny Brekhus Ward 4 – Dwight Dortch Ward 2 – Sharon Zadra Ward 5 – Neoma Jardon Ward 3 – Oscar Delgado At-Large – Hillary Schieve

A Roll Call

Attendee Name	Title	Status	Arrived
Jenny Brekhus	Council Member	Present	
Oscar Delgado	Council Member	Present	
Neoma Jardon	Council Member	Present	
Hillary Schieve	Council Member	Present	
Robert Cashell	Mayor	Present	
Sharon Zadra	Council Member	Present	
Dwight Dortch	Vice Mayor	Present	
Dick Scott	Chair of the Redevelopment Agency Advisory Board	Present	

The meeting was called to order at 3:19 PM.

B Public Comment

NO ACTION WAS TAKEN ON THIS ITEM.

C Approval of the Agenda (For Possible Action) - May 28, 2014.

RESULT: APPROVED [UNANIMOUS]
MOVER: Sharon Zadra, Council Member
SECONDER: Hillary Schieve, Council Member

AYES: Brekhus, Delgado, Jardon, Schieve, Cashell, Zadra, Dortch

D Approval of Minutes (For Possible Action) - May 14, 2014.

D.1 Reno City Council & Redevelopment Agency Board - Joint Special - May 14, 2014 2:00 PM 3:20 PM

RESULT:ACCEPTED [UNANIMOUS]MOVER:Jenny Brekhus, Council MemberSECONDER:Neoma Jardon, Council Member

AYES: Brekhus, Delgado, Jardon, Schieve, Cashell, Zadra, Dortch

E Public Hearing - 2:00 p.m.

E.1 Staff Report (For Possible Action): Discussion, direction to staff and possible approval of Personal Property Sublease Agreement (Rink on the River) between the Redevelopment Agency and SK Baseball Ballpark Management LLC pursuant to NRS 279.470 (Reno Aces Stadium). 3:20 PM

Recommendation: Staff recommends approval of the Personal Property Sublease Agreement (Rink on the River) between the Redevelopment Agency and SK Baseball Ballpark Management LLC pursuant to NRS 279.470 (Reno Aces Stadium).

Proposed Motion: I move to approve staff recommendation.

Mayor/Chairman Cashell asked if proper notice was given.

City Clerk/Secretary Jones stated that proper notice was given and no correspondence was received.

The Mayor/Chairman opened the public hearing and asked if anyone wished to speak.

Candace Pearce, 1954 Greenfield Drive, discussed support for temporarily locating the ice rink at the Baseball Stadium site, and concerns about the timing of the Virginia Street Bridge project and ice rink operations.

Sherry L. Morrey, 6000 Meadow Edge Drive, President of the Sierra Nevada Figure Skating Club, discussed parking and safety concerns associated with the Baseball Stadium site, and the preference for a larger rink than what is currently being proposed.

Ms. Pearce discussed rumors that the Plaza is going to be sold.

Mayor/Chairman Cashell closed the public comment portion of the hearing.

MAYOR/CHAIRMAN CASHELL ABSENT AT 3:30 P.M. VICE MAYOR/CHAIRMAN DORTCH PRESIDED IN MAYOR/CHAIRMAN CASHELL'S ABSENCE.

Andy Bass, Recreation Manager, presented an overview of the Staff Report.

Discussion ensued regarding the current size of the ice rink (185 x 85 feet) and the proposed 100 x 85 foot temporary ice rink; timing issues related to construction of the new Virginia Street Bridge; costs associated with temporarily relocating the ice rink to one of the City's parks (\$95,000 for temporary coils plus site improvements); concerns about site safety and diminishing the skating experience with a smaller ice rink; and site acquisition issues.

Eric Edelstein, Executive Vice President and Chief Operating Officer with SK Baseball and the Reno Aces, discussed issues related to the minimum size requirements of the ice rink, cost/benefit and security issues, the concept of an 'urban ski lodge environment' and the sales and marketing focus of the business, and the benefits of utilizing the ball park on a year-round basis.

Council/Board Member Brekhus and Mr. Edelstein discussed ice rink operations and the proposed dispensation of current ice rink employees.

Council/Board Member Schieve stated that the City should receive a portion of the revenue generated by the temporary operations of the ice rink by SK Baseball, and suggested it could be put towards the Baseball Stadium's Downtown Police Special Assessment District (SAD) bill.

MAYOR/CHAIRMAN CASHELL PRESENT AT 3:43 P.M.

Council/Board Member Jardon discussed the benefits of having the ballpark amenities available to those who come to watch other people skate, and the benefits to surrounding businesses of having an off-season entertainment venue at the ballpark.

Discussion ensued regarding the preferred size of the temporary ice rink; plans for ensuring that the ice rink will continue to be successful; maintaining current prices and increasing usage; prior City/Agency plans for installing a canopy over the ice rink and providing other amenities on the Plaza; efficiencies and ice rink size issues; maximum capacity of the current ice rink and whether it has ever reached its maximum capacity; additional amenities offered at the ballpark that cannot be provided on the Plaza; and the possibility of keeping the ice rink on the Plaza open one additional year due to uncertainty surrounding the start date of the Virginia Street Bridge Project.

Council/Board Member Jardon discussed her concern with the scenario that the City will keep the ice rink on the Plaza an additional season, the U.S. Army Corps of Engineers will move forward faster than anticipated, and the City will have to either delay the Virginia Street Bridge Project or shut down the ice rink mid-season.

COUNCIL/BOARD MEMBER BREKHUS ABSENT AT 4:05 P.M.

Charla Honey, Public Works Engineering Manager, said that it is likely that the City will be out to bid by or before fall, and the contractor will need to occupy the Plaza before the ice rink is scheduled to close.

Mayor/Chairman Cashell and Ms. Honey discussed utility relocation issues.

Ms. Honey said that the Plaza site has been designated as a stockpile and storage area for the Virginia Street Bridge Project, and will serve as the staging area for ramping down into the Truckee River to perform the work down there. She also said that Truckee River water flows will dictate when work in the river itself can begin.

Discussion ensued regarding timing issues related to the Request for Proposals (RFP) process; and the preference for giving the City, not SK Baseball, the option of extending ice rink operations an additional three years.

COUNCIL/BOARD MEMBER BREKHUS PRESENT AT 4:09 P.M.

Council/Board Member Jardon and Ms. Honey discussed concerns about delaying work on the Virginia Street Bridge Project in order to keep the ice rink on the Plaza operational for one more season, and the domino effect that delaying the flood project would have on the contractor, nearby businesses, and special events.

Discussion ensued regarding the prudence of jeopardizing next season's ice rink operations by not the rink to the Baseball Stadium property now.

Council/Board Member Schieve offered to show Mr. Edelstein how to maximize his revenue, reiterated that the City should get some revenue out of the deal, and suggested that the ice rink will be more successful than SK Baseball anticipates.

Council/Board Member Brekhus said that the City/Agency should take the risk with respect to delaying the Virginia Street Bridge Project and keep the ice rink on the Plaza for one more year while they continue to work with SK Baseball on the size of the temporary ice rink.

Mayor/Chairman Cashell said that he did not want to risk the possibility of not having an ice rink at all next year, and asked that SK Baseball consider a larger ice rink than what was currently proposed. He suggested that he and the City Manager visit Sacramento or Washington, D.C. to talk with various officials about the Virginia Street Bridge Project.

It was moved by Council Member Dortch, seconded by Council Member Zadra to uphold the staff recommendation with the following amendments to the agreement: 1) remove the option to extend the term for an additional three years; 2) remove the option to purchase the equipment at the end of the three

year term; and 3) add language regarding the books and records ("Books and Records. Sublessor shall maintain complete and accurate books of account and records regarding the operation of the Ice Rink at the Reno Aces Ballpark. Once a year, and upon reasonable written notice at any time during normal business hours, the City's Finance Director may review the books of account and records regarding the operation of the Ice Rink."), and the insurance provision.

Motion carried.

It was moved by Board Member Dortch, seconded by Board Member Zadra to uphold the staff recommendation with the following amendments to the agreement: 1) remove the option to extend the term for an additional three years; 2) remove the option to purchase the equipment at the end of the three year term; and 3) add language regarding the books and records ("Books and Records. Sublessor shall maintain complete and accurate books of account and records regarding the operation of the Ice Rink at the Reno Aces Ballpark. Once a year, and upon reasonable written notice at any time during normal business hours, the City's Finance Director may review the books of account and records regarding the operation of the Ice Rink."), and the insurance provision.

Motion carried.

The Mayor/Chairman closed the public hearing.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dwight Dortch, Vice Mayor
SECONDER: Sharon Zadra, Council Member

AYES: Brekhus, Delgado, Jardon, Schieve, Cashell, Zadra, Dortch

E.2 Staff Report (For Possible Action): Discussion, direction to staff and possible approval of Interlocal Lease Agreement (Rink on the River) between the City and the Redevelopment Agency pursuant to NRS 279.432 (Reno Aces Stadium). 4:25 PM

Recommendation: Staff recommends approval of the Interlocal Lease Agreement (Rink on the River) between the City and the Redevelopment Agency pursuant to NRS 279.432 (Reno Aces Stadium).

Proposed Motion: I move to approve staff recommendation.

Mayor/Chairman Cashell asked if proper notice was given.

City Clerk/Secretary Jones stated that proper notice was given and no correspondence was received.

The Mayor/Chairman opened the public hearing and asked if anyone wished to speak. No one spoke and the Mayor/Chairman closed the public comment portion of the hearing.

It was moved by Council Member Dortch, seconded by Council Member Zadra to uphold the staff recommendation with the following amendments to the agreement: 1) remove the option to extend the term for an additional three years; 2) remove the option to purchase the equipment at the end of the three year term; and 3) add language regarding the books and records ("Books and Records. Sublessor shall maintain complete and accurate books of account and records regarding the operation of the Ice Rink at the Reno Aces Ballpark. Once a year, and upon reasonable written notice at any time during normal business hours, the City's Finance Director may review the books of account and records regarding the operation of the Ice Rink."), and the insurance provision.

Motion carried.

It was moved by Board Member Dortch, seconded by Board Member Zadra to uphold the staff recommendation with the following amendments to the agreement: 1) remove the option to extend the term for an additional three years; 2) remove the option to purchase the equipment at the end of the three year term; and 3) add language regarding the books and records ("Books and Records. Sublessor shall maintain complete and accurate books of account and records regarding the operation of the Ice Rink at the Reno Aces Ballpark. Once a year, and upon reasonable written notice at any time during normal business hours, the City's Finance Director may review the books of account and records regarding the operation of the Ice Rink."), and the insurance provision.

Motion carried.

Mayor/Chairman Cashell closed the public hearing.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dwight Dortch, Vice Mayor
SECONDER: Sharon Zadra, Council Member

AYES: Brekhus, Delgado, Jardon, Schieve, Cashell, Zadra, Dortch

F Standard Department Items

F.1 Update, discussion and potential direction to staff regarding the future of the Redevelopment Agency Advisory Board. 4:27 PM

Bill Thomas, Assistant City Manager, presented a brief overview of the Staff Report.

Discussion ensued regarding the possibility of asking the Redevelopment Agency Advisory Board (RAAB) to shift from project reviews to acting as a catalyst for economic development; and assistance with downtown planning, including infrastructure projects and investment decisions.

Dick Scott, representing the RAAB, said that several items on past agendas as well as those on today's agenda should have gone to the RAAB for review before being presented to the Council for action.

Council/Board Member Brekhus suggested that the RAAB work with staff to develop a work program.

Mr. Scott said that the RAAB is willing to serve in any capacity necessary until the economy turns around and the project review process become more active.

It was moved by Council/Board Member Zadra, seconded by Council/Board Member Jardon to direct staff to reconvene the Redevelopment Agency Advisory Board to examine expanded opportunities and to review projects before coming before the Redevelopment Agency Board.

Motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Sharon Zadra, Council Member
SECONDER: Neoma Jardon, Council Member

AYES: Brekhus, Delgado, Jardon, Schieve, Cashell, Zadra, Dortch

G Chairman and Board Items

G.1 Identification of items for future agendas of the Redevelopment Agency Board. (For Possible Action) 4:50 PM

NO ACTION WAS TAKEN ON THIS ITEM.

H Public Comment

NO ACTION WAS TAKEN ON THIS ITEM.

I Adjournment (For Possible Action)

THE MEETING WAS ADJOURNED AT 4:50 P.M.